



City of Richmond

Department of Planning
& Development Review

Division Of Property Maintenance
& Code Enforcement

NOTICE OF VIOLATION - ENVIRONMENTAL

City of Richmond

Department of Planning & Development Review

Property Maintenance Division

900 E. Broad Street, Room G-12

Richmond, Virginia 23219

08/22/2018

Richmond Redevelopment & Housing
Authority
901 Chamberlayne Ave PO Box 26887
Richmond, VA 23261

Tracking #: 022515-2018
Inspector: Myja Thibault
Phone: 804-646-5356
Map Reference: S0002016007

Dear Richmond Redevelopment & Housing Authority:

Violation(s) of City environmental codes exist at your property located at 102 W 33rd St.

Violations on this property are as follows:

11-105 - Weed Violation On Property

- (a) Weeds 12" Or Higher On Property. Grass Or Weeds 12" Or Higher Shall Not Be Permitted On Property.
- (b) Vegetation Obstruction Public Right Of Way. Hedges, Shrubs, Trees, Or Other Vegetation Shall Not Protrude Onto Sidewalk, Street, Alley, Grass Strip So As To Obstruct The Safe And Orderly Movement Of Persons Or Vehicles.
- (c) Weeds, Grass 12" Or Higher Or Vegetation Not Permitted Between Sidewalks To Curb, Public Right-Of-Way, Or Along Alley To The Center Point.
- (d) Fallen, Dead Trees Or Limbs On Private Property Must Be Removed.

Note: Only one notice will be provided during grass season as defined by City ordinance section 11-107(d) - Proof of such service, delivery, mailing or posting shall be sufficient evidence of such notice. One such notice per growing season, defined as the period annually from March 1 to November 30, shall be considered reasonable notice.

Grass/weeds are over 12 inches and needs to be cut on and around property to include public right of ways, sidewalks and to the centerline of the alley. Please cut back or remove bushes growing into public right-of-way such as sidewalk space and/or alley. Also, any fallen tree limbs on and around the property need to be removed. Failure to comply will result in the abatement of all said violations by a contractor, hired by the City of Richmond at the property owner's expense. A civil penalty of \$50 will be assessed for this first violation and notice. No further notice will be issued during growing season of March 1 – November 30 for 11-105 (a) – 11-105(d).

Please abate these violations within FORTY-EIGHT HOURS OF RECEIPT of this notice. An extension of time to abate the violation(s) listed above will be considered provided you contact this office and a justifiable reason is given within the FORTY-EIGHT HOUR abatement period.

Failure to comply with this notice may result in summons to the Richmond General District Court or, the City may at its discretion, hire a contractor to perform certain work and add the costs, including a \$150.00 administrative cost, to the tax bill as a lien against the property.

If more information is desired concerning this notice, or should a problem or difficulty arise, please contact me at the number below or at (804) 646-6398.

The City of Richmond is working with residents and property owners to improve their neighborhoods and make Richmond a better place to live and work.

DATE INSPECTED: 10/8/2018

Sincerely,



Myja Thibault

804-646-5356

Property Maintenance Inspector

RICHMOND LAWN MAINTENANCE LAWS

Richmond Code of Laws (Ordinances); Chapter 11 - Environment; Article III. - Nuisances; Article IV. - REFUSE, LITTER AND WEED CONTROL (et seq.)

In helping keep our city beautiful, Richmond has laws requiring persons who own or occupy a property to keep grass, weeds and similar vegetation under a height of 12 inches; prevent shrubs or trees from blocking sidewalks, streets, alleys, or public right-of-way; and, clean up fallen trees and branches. Some highlights include:

- **First Violation = \$200 Charge + Clean Up Costs**
Mandatory \$50 civil penalty. Additional \$150 Administrative Fee plus Clean Up Costs apply if violation is not abated by property owner within 48 hours and then cleaned up by City.
- **NO Notice Given on Future Violations During Growing Season**
After first violation you are automatically charged for each new violation during that year's growing season, which runs March 1 to November 30.
- **Each Future Violation = \$350 Charge + Clean Up Costs**
Mandatory \$200 civil penalty. Additional \$150 Administrative Fee plus Clean Up Costs apply if violation is not abated by property owner within 48 hours and then cleaned up by City.
- **Clean Up Costs for Each Violation are Based on Property Size**
City uses lawn and garden contractors for clean up.
- **Three Violations = Class 3 Misdemeanor = Fine up to \$500**
Three violations within 24 months is a Class 3 Misdemeanor, which is punishable by a fine of up to \$500.

R REPORT a violation by calling 311.

i INFO: For more information, please call the Richmond Dept. of Planning and Development Review - Division of Code Enforcement, at 804.646.6398.



REMINDER

Residents are reminded to be good neighbors and that persons who own or occupy property within the city are responsible for maintaining the sidewalk, public right-of-way, or grass strip adjacent to such property or unimproved street or alley (to the centerline of such unimproved street or alley).

Richmond, Virginia U.S.A.